



CITY OF SEDONA
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CITY CODE
CHAPTER 7 BUILDING

**ADOPTION OF AND AMENDMENTS TO
THE
2000 INTERNATIONAL BUILDING CODES**

Effective April 26, 2002

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INDEX

International Building Code	3
International Residential Code	17
Building Permit Fees and Valuations	25
Permitting of Wood Stoves and Other Devices	33
Manufactured Homes, Factory Built Buildings and Mobile Homes	35
Uniform Plumbing Code	39
National Electrical Code	44
International Mechanical Code	46
Uniform Code for the Abatement of Dangerous Buildings	47
Uniform Swimming Pool and Hot Tub Code	48

Note: **New amendments are highlighted.**

INTERNATIONAL BUILDING CODE, 2000 Edition

- including the following Appendix Chapters:

Appendix C Group U- Agricultural Buildings

Appendix I Patio Covers

- including following section of the **2001 Supplement** to the 2000 International Codes

**Figure 1609.6 (1) Main wind force resisting system loading
Diagram**

AMENDMENTS TO THE INTERNATIONAL BUILDING CODE

CHAPTER 1 ADMINISTRATION

101.4.1 Electrical, 101.4.2 Gas, 101.4.4 Plumbing 101.4.5 Property maintenance, 101.4.6 Fire prevention, and 101.4.7 Energy are hereby deleted in their entirety.

102.4 Referenced codes and standards is hereby amended by the **addition of the following** paragraphs at the end of the section:

Technical codes are defined as those codes and ordinances which regulate site development of all properties within the City which are not owned by the State of Arizona or the federal government, except that development of all public schools and colleges shall be regulated by the City as provided by Arizona state law.

The technical codes include all planning and zoning code provisions and ordinances and all building code provisions and ordinances.

105.2 Items 1, 2, 6, 9, 10 & 11 Exempted Work, are hereby amended to read:

1. *One-story detached buildings used as tool and storage sheds, playhouses or similar uses, provided the projected roof area does not exceed one hundred twenty (120) square feet, the building does not exceed seven feet (7') high at the highest point of the roof or wall, and it has no electrical service or plumbing.*
2. *Fences not over thirty inches (30") high and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.*

6. Concrete platforms, walks, and driveways supported on earth and not more than 30 inches (762 mm) above grade, and not over any basement or story below and not part of a handicapped accessible route.
9. Prefabricated swimming pools accessory to Group R-3 occupancies which are less than 18 inches in depth or less than 8 feet in all dimensions and constructed entirely above grade and have no associated electrical, mechanical or plumbing equipment.
10. This item, referring to shade cloth structures, is deleted in its entirety.
11. Swings and other playground equipment.

106.3 Examination of documents is hereby amended by the **addition** of the following paragraphs to the end of the section:

Such plans may be reviewed and approved by other departments of this City and other agencies with jurisdiction in the areas of public health and safety prior to permit issuance, including, but not limited to, the Arizona Department of Environmental Quality, the County Health Department and the County Flood Control District to verify compliance with any applicable laws under their jurisdiction.

The Director of Community Development shall require that contractors be licensed as required by Arizona state law before issuing permits to them. The Director of Community Development shall also require contractors and builders to either be licensed or otherwise retain the services of someone who is properly licensed or certified, as may be necessary to assure the proper installation of building components, equipment or appliances consistent with the technical codes or the approved installation specifications and standards.

Owners of Property may construct, add to, alter or remodel structures on their property subject to the provisions of Arizona Revised Statutes, Section 32-1121. Violation of the provisions of ARS §32-1121 shall be cause for the Director of Community Development to commence enforcement proceedings, including ordering any utilities service disconnected upon twenty-four (24) hours written notice delivered to the utility service, owner and any occupant(s). The Director of Community Development may also report such violations to the Arizona Registrar of Contractors.

106.3.1 Approval of construction documents by **adding** the following paragraph to the end of the section:

When plans are required, if the Director of Community Development issues a permit, he shall endorse in writing or stamp the plans and specifications

"Approved" which signifies only that said plans may be used in conjunction with a building permit for construction. Any omission or error in said plans shall not be grounds to fail to comply with or waive any city, state or federal requirements. The designer, builder and owner are hereby charged with the responsibility to comply with all said requirements. Approved plans, specifications, building addresses, legal descriptions and permits shall not be changed, modified or altered without authorization from the Director of Community Development, and all work shall be done in accordance with the approved plans, specifications and permits. A land split or subdivision of land made on property for which a building permit has been issued shall be approved by the Director of Community Development prior to recording.

108.2 Schedule of permit fees is amended by inserting a **new paragraph** to read:

Fees, valuations, plan review deposits and refunds that are within the scope of this Section shall be assessed in accordance with the provisions of this section and as set forth in City Code Section 7-1-6.

109.3.5 Gypsum board inspection is hereby amended by **modifying** the exception to read:

EXCEPTION: Inspections are not required when gypsum board is not a part of a lateral force-resisting system, fire-resistive construction, or moisture-resistant wall membrane.

109.3.7 Energy efficiency inspections, is **deleted** in its entirety.

110.1 Use and occupancy is amended by inserting the following text after the first sentence of the paragraph:

Every tenant of every building and structure, except Group R and U occupancies, shall obtain a tenant occupancy permit and a certificate of occupancy prior to opening for business. Tenant occupancy permits and certificates shall be nontransferable from one building to another and from one tenant to another.

110.4 Temporary occupancy is amended by **adding** the following to the end of the section:

Prior to issuance of a Temporary Certificate of Occupancy, the owner shall submit to the Building Official for review and approval a letter requesting temporary occupancy for a period of time to be approved by the Building Official and include with the request:

1. *An itemization of all work authorized and required by the building and grading permits that must be completed to permanently occupy the building.*
2. *An irrevocable bond or other financial deposit acceptable to the Building Official and payable to the City of Sedona in the event construction is not completed before expiration of the Temporary Certificate of Occupancy. The amount of the bond or deposit shall equal one hundred percent (100%) of the construction cost to complete the work required by the permits.*

For the purpose of this section, construction cost shall include all labor, materials, equipment, sales tax, permit fees and contractors' profit and overhead plus a twenty percent (20%) contingency amount for unforeseen construction expenses and City administration in the event the City undertakes completion of the project. The Building Official may require written proposals or estimates from contractors to substantiate the amount of the bond or deposit.

3. *The payment of a non-refundable fee for the Temporary Certificate equal to ten percent (10%) of the total building and grading plan review and permit fees, but not less than \$100.*
4. *An agreement that the bond or deposit is forfeited by the owner to the City in the event all required work is not completed before expiration of the Temporary Certificate of Occupancy and authorization for the City to undertake and complete construction with the forfeited funds.*

If the City undertakes completion of the project with the forfeited funds, any unexpended amount shall be returned to the owner or bonding agent as applicable. If costs to complete the project exceed the amount of the bond or deposit, the City may file a lien against the subject property and take appropriate action as necessary to recover all the additional expenses it incurred completing the construction.

The Building Official may extend the time period of an original Temporary Certificate of Occupancy or issue one or more additional temporary certificates if conditions beyond the control of the owner prevent project completion by the expiration of the original Temporary Certificate. Extensions and additional temporary certificates shall be requested by the owner before the expiration of the original certificate, and approved by the Building Official in the same manner as the original certificate. The owner shall provide a bond or deposit and pay a new fee for each extension or additional certificate.

EXCEPTION: Public schools are not required to provide a bond or deposit for completion of work or pay temporary certificate fees.

111.3 Authority to disconnect utilities is hereby amended by **adding** the following paragraph to the end of the section:

The Building Official may order disconnection of any building service equipment and the building or structure vacated when such equipment, building or structure is in violation of this code or the adopted technical codes of the City. Written notice to disconnect service equipment and vacate the subject building or structure shall be given the serving utility, the Owner and the occupant of the building, structure or premises at least twenty-four (24) hours prior to the time of disconnection.

112.3 Qualifications of board of appeals is hereby amended by deleting the section in it's entirety and **substituting** the following:

Board Members. The Board shall consist of seven (7) voting members appointed by the City Council to four (4) year terms, staggered so that at least one (1) but no more than two (2) terms expire each year. Vacancies shall be filled for an unexpired term in the manner in which original appointments were made.

Members of the Board shall include representatives of the following categories to the extent the persons meeting the qualifications are available to serve and are residents of the City of Sedona:

- 1. An architect duly licensed in the State of Arizona.*
- 2. A professional engineer duly licensed in the State of Arizona.*
- 3. A general contractor duly licensed in the State of Arizona.*
- 4. A person representing the public.*
- 5. A person engaged in the electrical, mechanical or plumbing trade.*
- 6. Additional members experienced with construction, design, development, fire protection or handicapped accessibility issues.*

113.4 Violations is amended by **adding** the following paragraph to the end of the section:

Such person, firm or corporation shall be subject to the penalties as provided in Article 1-8 for each and every such violation and non-compliance as a separate offense. Imposition of penalty for a violation of this code shall not excuse the violation or permit it to continue. A violation shall be remedied within a

reasonable time, and each day that such violation continues unabated shall constitute a separate offense.

CHAPTER 3 USE AND OCCUPANCY

302.1.1 Incidental use areas is amended by **adding** the following exception:

When an approved spray booth constructed in accordance with the Fire Code is installed, such booth need not be separated from Group B, F, H, M, or S Occupancies.

302.3.3 Separated uses, Exception #2 is amended by **adding** the following to the end of the exception:

Private garages located beneath any portion of the residence shall be separated from the residence by 5/8" Type X gypsum board applied to the garage side of the floor/ceiling system.

305.2 Day care and **308.5.2 Child care facility** are amended by **adding** the following exception:

A "child care group home" complying with the requirements ARS 36-897 and providing child care for less than 24 hours per day for not less than five (5) children but no more than ten (10) children through the age of twelve years shall be classified as Group R-3, provided that all child care rooms are located on the level of exit discharge and each child care room has an exit door directly to the exterior.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

501.2 Premises identification is hereby amended by **adding** the following paragraph to the end of the section:

Building addressing and display shall comply with Section 7-16-7. Building addresses placed on building permits and Certificates of Occupancy shall not be changed unless approved by the City Engineer pursuant to City Code Article 7-16.

CHAPTER 7 FIRE RESISTANT RATED CONSTRUCTION

705.3 Fire wall materials is hereby amended by the **addition** of the following exception:

Fire walls in buildings housing R-3 Occupancies shall be constructed of concrete or masonry and shall not have any window or door openings.

CHAPTER 9 FIRE PROTECTION SYSTEMS

901.2 Fire protection systems is **modified** to read:

Fire protection systems shall be designed, installed, repaired, operated, tested and maintained in accordance with this code and the Sedona Fire District's adopted regulations, codes and amendments. Where there is a conflict between this code and those of the Sedona Fire District, the District's adopted regulations, codes, and amendments shall apply.

903.2 Fire protection system required is amended by deletion in its entirety and **substitution** of the following:

An automatic fire-extinguishing system shall be installed in all Occupancies.

EXCEPTIONS:

1. *Automatic fire-sprinklers may be omitted from the following occupancies:*
 - a. *R3 Occupancies of less than 5000 square feet;*
 - b. *Gazebos and ramadas having no exterior walls;*
 - c. *Detached restroom buildings that are associated with golf courses, parks and similar uses;*
 - d. *Guardhouses for residential and commercial developments having no sleeping areas and not exceeding 1,000 square feet of total floor area;*
 - e. *Detached carports and parking garages used for storing vehicles, without habitable spaces, not exceeding 1,000 square feet;*
 - f. *Barns, horse stalls, detached storage sheds, and agricultural buildings not exceeding 1,000 square feet of total floor area.*
2. *Buildings that are legally in existence on the effective date of this ordinance and not in compliance with this section shall be permitted to continue until such building, or portion thereof, within a twelve month period, undergoes additions, alterations or repairs that exceed ten percent (10%) of the valuation of a new building of the same floor area or undergoes a change of use or occupancy. Valuations shall be determined by the building official in accordance with City Code Section 7-1-6.*

No legally existing building shall undergo a change of use, a change of occupancy, alterations, repairs or additions that would cause such building to become non-complying unless the entire building is provided with an automatic sprinkler system.

907.2.10.1.2 smoke alarms is amended by **adding** the following locations to the end of the section:

4. *Where the ceiling height of a room adjacent to a hallway serving the bedroom exceeds the ceiling height of the hallway by 24 inches or more, smoke alarms shall be installed in the adjacent room.*

5. *When sleeping rooms are on an upper level or story, the smoke alarms shall be installed above the stairway.*

CHAPTER 10 MEANS OF EGRESS

1003.2.11.2 Illumination emergency power is hereby amended by **adding** the following to the end of the first paragraph:

In the event of its failure, illumination shall be automatically provided from an emergency system for all Group I Occupancies and for all other occupancies, except Group R-3 and Group U Occupancies, where the exiting system serves an occupant load of ten (10) or more.

1003.2.10.4 Exit illumination is hereby amended by the **addition** of the following paragraph to the section:

Externally illuminated exit signs shall be permanently and securely attached to the ceiling or wall in a manner approved by the Building Official.

1003.2.12.1 Guardrail height is hereby amended by **modifying** the paragraph to read:

Guards shall form a protective barrier not less than 42 inches high measured vertically above the adjacent walking surface or adjacent footboard. The top of guards for stairways, exclusive of their landings, may have a height as specified in section 1003.3.3.11.1 for handrails.

1003.3.3.11 Handrails, is hereby amended by **adding** the following exception:

6. *Stairways having less than four (4) risers and serving one individual dwelling unit in a Group R-3 occupancy or serving Group U occupancies need not have handrails.*

1003.3.4.8.1 and **1003.3.4.8.2** are hereby **deleted** and **1003.3.4.8 Edge protection** is amended by **modifying** the sentence to read:

Edge protection complying with ADAAG Section 4.8.7 Edge Protection shall be provided on each side of ramp runs and each side of ramp landings.

CHAPTER 11 ACCESSIBILITY

Chapter 11 - ACCESSIBILITY is amended by deletion and **substituting** a new Chapter 11 to read:

Chapter 11 ACCESSIBILITY. Accessibility to all new construction and alterations within the City of Sedona shall conform to the standards and specifications set forth in Title 41, Chapter 9, Article 8, Arizona Revised Statutes (Arizonans with Disabilities Act) and its implementing rules, Appendix A to 28 CFR Part 36 “ADA Accessibility Guidelines for Buildings and Facilities” as it applies to public entities, public accommodations and commercial facilities.

CHAPTER 12 INTERIOR ENVIRONMENT

1202.2 Attic spaces is hereby amended by **deleting the last sentence** of the paragraph, **deleting the exception** and **adding** the following paragraph:

The total net free ventilating area shall not be less than 1/150 of the area of the space to be ventilated, except that the net free ventilating area may be reduced to 1/300 provided that at least 50% and not more than 80% of the required ventilating area is provided by ventilators located in the upper portion of the ventilated space and at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free ventilation may be reduced to 1/300 when a vapor barrier having a transmission rate of 1 perm or less is installed on the warm side of the ceiling.

CHAPTER 16 STRUCTURAL DESIGN

Table 1607.1, Minimum uniformly distributed live loads, Item 27, Residential is **revised** as follows:

<i>Uninhabitable attics with storage</i>	<i>40 psf</i>
<i>Habitable attics and sleeping rooms</i>	<i>40 psf</i>

1612.3 Establishment of flood hazard areas is modified by **deleting** the section in it's entirety and **replacing** it with the following:

Flood hazard areas and regulations shall be established by the appropriate, governing County or City agency having flood management jurisdiction. Where the requirements of this section conflict with the flood hazard regulations adopted by the appropriate, governing County or City agency having flood management jurisdiction, the regulations of the governing County or City agency shall apply.

CHAPTER 18 SOILS AND FOUNDATION

1805.5 Foundation walls is hereby amended by **modifying** the last sentence to read:

Foundations that are laterally supported at the top and bottom and within the parameters of Tables 1805.5(2) through 1805.5 (4) for the most restrictive design lateral soil loads are permitted to be designed and constructed in accordance with Sections 1805.5.1 through 1805.5.4 provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c.

CHAPTER 19 CONCRETE

1910.4.4.1 Walls and 1910.4.4.2 Footings are hereby amended by **deleting all the exceptions** within the section (that allow plain, unreinforced concrete walls and footings in single family dwellings.)

CHAPTER 21 MASONRY

2106.4.2.3.1 Minimum reinforcement requirements is hereby amended by **modifying** the first paragraph to read:

Vertical reinforcement of at least .20 square inches in cross sectional area shall be provided at corners, within 16 inches of each side of openings, within 8" of each side of movement joints, within 8 inches of the ends of walls, and at a maximum spacing of 4 feet.

CHAPTER 27 ELECTRICAL

Chapter 27 Electrical, is **deleted** in it's entirety.

CHAPTER 29 PLUMBING SYSTEMS

2901.1 Scope is hereby amended by **modifying the last sentence** to read:

Plumbing systems and equipment shall be designed, constructed and maintained in accordance with the Plumbing Code. Private sewage disposal systems shall conform to the requirements of the applicable State or County governing authority.

2902.1 Minimum number of fixtures is amended by adding the following to the end of the paragraph:

Urinals may be substituted for no more than 67 per cent of the required water closets. Drinking fountains are not required in restaurants or in other occupancies where bottled water is available.

CHAPTER 31 SPECIAL CONSTRUCTION

Section 3109 Swimming Pool Enclosures is hereby **deleted** in it's entirety and the following **substituted**

SECTION 3109 - BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

3109.1 General. The provisions of this section apply to the design and construction of barriers for swimming pools, spas and hot tubs.

3109.2 Definitions. For the purpose of this section, certain terms, words and phrases are defined as follows:

ABOVE GROUND/ON-GROUND POOL. See definition of swimming pool.

BARRIER is a fence, wall, building wall or a combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool.

GRADE is the underlying surface such as earth or a walking surface.

SPA OR HOT TUB is a hydromassage pool, or tub for recreational or therapeutic use, designed for immersion of users, usually kept filled with water and normally having a filter, heater, and motor-driven blower. It may be installed indoors or outdoors, above or below grade and be permanent or temporary.

SWIMMING POOL is any body of water intended for swimming, permanently installed or portable, that contains water over eighteen inches (18") deep and is wider than eight feet (8') at any point. This includes in-ground, above ground and on-ground pools, spas and hot tubs.

SWIMMING POOL, INDOOR, is a swimming pool which is totally contained within a building.

SWIMMING POOL, OUTDOOR, is any swimming pool which is not an indoor pool.

3109.3 Construction Requirements:

3109.3.1 Enclosures required. Every new swimming pool, spa or hot tub, all new barriers and all existing barriers that are altered, remodeled or replaced shall comply with the provisions of this section.

Swimming pools and pool barriers constructed prior to the effective date of this ordinance and not complying with this chapter may continue until such time as the pool changes ownership.

All barriers shall be in place, inspected and approved by the Department of Community Development prior to filling a newly constructed swimming pool, spa or hot tub. New barriers constructed around existing, filled swimming pools, spas and hot tubs shall be in place, inspected and approved by the Department of Community Development no later than forty-five (45) days after the date of building permit application.

The Building Official may have swimming pools, spas and hot tubs not complying with the provisions of this chapter drained five (5) working days after delivering written notice of the violation and intention to drain to the owner or building occupant.

EXCEPTIONS:

1. A system of canals, sumps, flood control or drainage works constructed and operated for the purpose of storing, delivering, distributing and conveying water.
2. Stock ponds, storage tanks, water troughs and other structures used in normal agricultural operations.

3109.3.2 Outdoor Swimming Pool. An outdoor swimming pool shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least five feet (5') above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (2") measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches (4").
2. Openings in the barrier shall not allow passage of a four inch (4") diameter sphere. The wall, fence or barrier shall be at least twenty inches (20") from the edge of the pool.

3. Solid barriers which do not have openings, such as masonry or stonewalls, shall not contain indentations or protrusions except for tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than forty-five inches (45"), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed one and three-fourths inches (1-3/4") in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches (1-3/4") in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five inches (45") or more, spacing between vertical members shall not exceed four inches (4"). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed one and three-fourths inches (1-3/4") in width.
6. Maximum mesh size for chain link fences shall be one and three-fourths inches (1-3/4") measured horizontally unless provided with slats fastened at the top and the bottom which reduce the openings to no more than one and three-fourths inches (1-3/4"). The wire shall be not less than eleven (11) gauge.
7. Where the barrier is composed primarily of diagonal or horizontal members, the maximum opening formed by the members shall be no more than one and three-fourths inches (1-3/4").
8. Access gates shall comply with the requirements of 417.3.2, Items 1 through 7, and shall be equipped to accommodate a latching device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates may be secured by a keyed lock, latch or electric opener. Where the release mechanism of the self-latching device is located less than fifty-four inches (54") from the bottom of the gate, (a) the release mechanism shall be located on the pool side of the gate at least five inches (5") below the top of the gate, and (b) the gate and barrier shall have no opening greater than one half inch (1/2") within twenty-four inches (24") of the release mechanism.
9. If a wall of the building constitutes part of the barrier, there shall be one of the following provided:

- a. Between the swimming pool and the building wall, a minimum four foot (4') wall, fence or barrier to the pool area which meets all of the other requirements of this chapter; or
 - b. All doors, including screen doors, with direct access to the swimming pool shall be equipped with self-closing, self-latching devices which meet the requirements of 417.3.2, Item 8; emergency egress windows in sleeping rooms which open directly onto the swimming pool area shall have a latching device not less than fifty-four inches (54") inches above the floor; all other openable windows shall be equipped with a screwed in place wire mesh screen, a keyed lock that prevents the window from opening more than four inches (4"), or a latching device located at least fifty-four inches (54") above the floor; or
 - c. When approved by the Building Official, an alarm shall be installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of 85 dba when measured indoors at 10 feet. The alarm system shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door; or
 - d. The pool shall be protected by a motorized safety cover which requires the operation of a key switch meeting ASTM Standard 13-89 and does not require any manual operation other than the use of a key; or
10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps shall be surrounded by a barrier which meets the requirements of this chapter, or the ladders or steps shall be removable without the aid of tools and secured in a location away from the pool by a locking device or latch mounted not less than fifty-four inches (54") high.

EXCEPTION: A portable swimming pool installed entirely above ground and having non-climbable exterior sides at least four feet (4') high need not be provided with a barrier if the ladders or steps comply with 417.3.2 Item 10.

3109.3.3 Indoor Swimming Pool. An indoor swimming pool shall comply with 3109.3.2 Item 9.

3109.3.4 Spas and Hot Tubs. Spas and hot tubs shall comply with 3109.3.2 or 3109.3.3, or the spa or hot tub shall be protected with a locking cover which meets the requirements of ASTM F-1346.

CHAPTER 34 EXISTING STRUCTURES

Section 3408 Accessibility for Existing Buildings is hereby **deleted** in it's entirety.

INTERNATIONAL RESIDENTIAL CODE, 2000 Edition

- including the following Appendix Chapters:

Appendix B Sizing of Venting Systems serving Appliances with Draft Hoods

Appendix C Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems

Appendix G Swimming Pools, Spas and Hot Tubs

Appendix H Patio Covers

Appendix J Existing Buildings and Structures

Appendix K Sound Transmission

- including the 2001 Supplement

Section R308.4 Hazardous locations.

Table R403.1 Minimum width of concrete or masonry footings

Figure R611.7(2) Reinforcement around openings

Table R802.11 Required strength of truss or rafter tie-down connections to resist wind uplift forces

Section 1506 Mechanical ventilation

AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE

CHAPTER 1 ADMINISTRATION

R102.7 Existing structures is hereby amended by **deleting** references made to the *International Property Maintenance Code* and the *International Fire Code*.

R104.10.1 Areas prone to flooding is hereby **deleted** in it's entirety.

R105.2 Items 1, 2, 5 and 7, relating to **Exempted Work**, are hereby **amended** to read:

1. *One-story detached buildings used as tool and storage sheds, playhouses or similar uses, provided the projected roof area does not exceed one hundred twenty (120) square feet, the building does not exceed seven feet (7') high at the highest point of the roof or wall, and it has no electrical service or plumbing.*
2. *Fences not over thirty inches (30") high and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.*

5. *Concrete platforms, walks, and driveways supported on earth, not more than 30 inches (762 mm) above grade and not over any basement or story below.*
7. *Prefabricated swimming pools accessory to Group R-3 occupancies which are less than 18 inches in depth or less than 8 feet in any dimension and constructed entirely above grade and have no associated electrical, mechanical or plumbing equipment.*

R105.3.1.1, Substantially improved or substantially damaged existing buildings and structures, is hereby amended by deletion in its entirety and **substituting** the following:

Reconstruction, rehabilitation, additions or other improvements to buildings or structures located in flood hazard areas as established by Table R301.2(1), shall comply with the regulations and requirements of the appropriate, governing County or City authority.

R106.3 Examination of documents is hereby amended by **adding** the following to the end of the section:

The application and construction drawings may be reviewed and approved by other departments of this City and other agencies with jurisdiction in the areas of public health and safety prior to permit issuance, including, but not limited to, the Arizona Department of Environmental Quality, the County Health Department and the County Flood Control District to verify compliance with any applicable laws under their jurisdiction.

R107.3 Temporary power is hereby amended by **deleting** the last sentence of the paragraph which references the *International Electric Code*.

R108.2 Schedule of permit fees is hereby amended by **adding** the following to the end of the section:

Fees, valuations, plan review deposits and refunds that are within the scope of this Section shall be assessed in accordance with the provisions of this section and as set forth in City Code Section 7-1-6.

Section R109 Inspections, is hereby modified by **deleting sections R109.1.1 through R109.1.6** in their entirety and **adding** the following sentence at the end of section R109.1:

Required inspections shall be as specified in the International Building Code, 2000 Edition, Section 109.3 and as amended by City Code Section 7-1-2.

R112.2.1 Substantial improvements and **R112.2.2 Variances in areas prone to flooding** are hereby **deleted** in their entirety and Section **R112.3 Qualifications** is hereby deleted and **replaced** with the following:

R112.3 Board Members. The Board shall consist of seven (7) voting members appointed by the City Council to four (4) year terms, staggered so that at least one (1) but no more than two (2) terms expire each year. Vacancies shall be filled for an unexpired term in the manner in which original appointments were made.

Members of the Board shall include representatives of the following categories to the extent the persons meeting the qualifications are available to serve and are residents of the City of Sedona:

- 1. An architect duly licensed in the State of Arizona.*
- 2. A professional engineer duly licensed in the State of Arizona.*
- 3. A general contractor duly licensed in the State of Arizona.*
- 4. A person representing the public.*
- 5. A person engaged in the electrical, mechanical or plumbing trade.*
- 6. Additional members experienced with construction, design, development, fire protection or handicapped accessibility issues.*

CHAPTER 2 DEFINITIONS

R202 Definitions is hereby **modified** as follows:

1. The first sentence of the definition of ***Exterior Wall*** is modified to read:

An above-grade wall enclosing conditioned or unconditioned space.

2. The definition of ***Kitchen*** is modified to read:

An area, space or room used for the preparation of food and containing “cooking facilities” as defined in the City’s Land Development Code.

CHAPTER 3 BUILDING PLANNING

Table R301.2(1) Design criteria are established as follows:

ROOF SNOW LOAD	WIND	SIESMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMPERATURE	FLOOD HAZARDS
	Speed (mph)		Weathering	Frost Line Depth	Termite	Decay		
25 psf	90 mph	C	Moderate	12"	Moderate to Heavy	None to Slight	16	***

*** Flood hazard areas shall be designated and regulated by the adopted regulations of the appropriate, governing County or City agency having flood management jurisdiction.

Table 301.4 Minimum Uniformly Distributed Live Loads, is amended as follows:

<i>Sleeping rooms</i>	<i>40 psf</i>
<i>Attics with storage</i>	<i>40 psf</i>

R308.4 Hazardous locations, is hereby modified by **deleting** Exception #9.

R309.2 Separation required is amended by **modifying** the last sentence to read:

Where the separation is a floor/ceiling assembly, 5/8" Type X gypsum board shall be installed on the garage side and the structure supporting the floor/ceiling assembly shall be protected on the garage side with 1/2" gypsum board.

R315.1 Handrails, is hereby modified by changing the second sentence to read:

Handrails shall be provided at stairs with 4 or more risers and shall be continuous the full length of each flight of stairs from the top riser to the bottom riser.

R316.2 Guard opening limitations, is hereby modified by **deleting** the last sentence of the first paragraph related to **horizontal rails and ladder effect**.

R317.1 Smoke alarms is amended by adding the following locations to the end of the section:

4. Where the ceiling height of a room adjacent to a hallway serving the bedroom exceeds the ceiling height of the hallway by 24 inches or more, smoke alarms shall be installed in the adjacent room.

5. When sleeping rooms are on an upper level or story, the smoke alarms shall be installed above the stairway.

R327.1 General, Flood-Resistant Construction, is hereby modified by adding the following sentence to the end of the first paragraph:

Where the requirements of this section conflict with the flood hazard regulations adopted by the appropriate, governing County or City agency having flood management jurisdiction, the regulations of the governing County or City agency shall apply.

CHAPTER 4 FOUNDATIONS

R403.1.1 Minimum size, is hereby modified by **adding** the following subsection:

R403.1.1.1 Minimum footing reinforcement. Continuous spread concrete footings shall be reinforced with at least one #4 horizontal reinforcement bar located 3 inches from the bottom of the footing. Monolithic interior and exterior concrete footings shall be reinforced with at least one #4 horizontal located 3 inches from the bottom of the footing and one #4 located 3 inches from the top of the slab. Pier and column footings shall be reinforced with #4 horizontal reinforcement spaced no more than 12 inches in each direction and located 3 inches from the bottom of the footing.

Table R404.1.1(1) Plain concrete foundation walls is **deleted** in it's entirety and **Section R404.1.1 Masonry foundation walls** is hereby amended by deletion in it's entirety and **substituting** the following:

Concrete masonry foundation walls shall be constructed as set forth in Tables R404.1.1(2), (3) and (4) for the most restrictive design soil class provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c. and shall also comply with the provisions of this section and the applicable provisions of Sections R606, R607 and R608. In Seismic Design Category D1 and D2, concrete masonry foundation walls shall comply with Section R404.1.4. Rubble stone masonry walls shall not be used in Seismic Design Category C, D1 or D2.

R404.1.2 concrete foundation walls is hereby amended by deletion in it's entirety and substituting the following:

Concrete foundation walls shall be constructed as set forth in Tables R404.1.1(2), (3) and (4) for the most restrictive design soil class provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c. and shall also comply with the provisions of this section and the applicable provisions of Sections R402.2 and R612. In Seismic Category D1 and D2, concrete foundation walls shall comply with Section R404.1.4.

R404.4.1 Insulating concrete forms, is amended by **adding** the following paragraph to the end of the section:

When Tables R404.4(1) through R404.4(5) are utilized for concrete foundation walls, reinforcement shall be as required for Soil Group III provided that the minimum vertical reinforcement is #4 spaced no more than 48" o.c.. Where the

Tables indicate “N/R” for vertical reinforcement size and spacing or where the Tables do not indicate the maximum height of unbalanced backfill for various heights, vertical reinforcement and spacing shall be provided as follows:

Maximum Unbalanced Backfill Height (ft)	Minimum Vertical Reinforcement Size and Spacing
4' and less	#4 @ 48"
5	#4 @ 32" or #5 @ 48"
6	#4 @ 20" or #5 @ 32"
7	#4 @ 12" or #5 @ 20"

CHAPTER 6 WALL CONSTRUCTION

R606.11.2.2.3 Minimum reinforcement is hereby amended by modifying the first paragraph to read:

Vertical reinforcement of at least one #4 bar shall be provided at corners, within 16" of each side of openings, within 8" of each side of movement joints, within 8" of the ends of walls, and at a maximum spacing of 48 inches.

R611.5 Screen grid insulating concrete forms is amended by **modifying** the first sentence to read;

Screen-grid ICF wall systems shall comply with figure R611.5 and shall reinforcement in accordance with Table R611.5 and R611.7.

R611.7.1.4 Seismic design category C is hereby amended by **modifying** items 1. and 2. to read:

1. Vertical reinforcement of at least one #4 bar shall be provided at corners, within 16" of each side of openings, within 8" of each side of movement joints, within 8" of the ends of walls, and at a maximum spacing of 48 inches.

2. Horizontal reinforcement of at least one #4 bar at structurally connected roof and floor levels, at the top of the wall, at the bottom of the wall or the top of the supporting foundation, at the top and bottom of all openings and extending at least 24 inches past the opening, and at a maximum spacing of 48 inches.

CHAPTER 1 CHIMNEYS AND FIREPLACES

R1003.3 Seismic reinforcing is amended by **modifying** the first sentence to read:

Masonry or concrete chimneys in Seismic Design Categories C, D1 and D2 shall be reinforced.

CHAPTER 11 ENERGY EFFICIENCY

Chapter 11, Energy Efficiency is hereby **deleted** in it's entirety.

PART V MECHANICAL

M1307.3 Elevation of ignition source is amended by **adding** the following exception at the end of the section:

Exception: Clothes dryers located in private garages.

M1701.4 Prohibited sources is hereby amended by **addition** of the following sentence to the end of the paragraph:

When the fuel-burning equipment is located in the garage or in an enclosure which opens into the garage, the required combustion air shall be located at the equipment platform and shall be taken from and discharged to the exterior of the garage.

PART VI FUEL GAS

Chapter 20 Boilers /Water Heaters is hereby **deleted** in it's entirety.

Part VI, Chapter 24 Fuel Gas is hereby **deleted** in it's entirety and the following substituted:

Fuel gas piping, equipment, venting and accessories shall be designed, installed and maintained as required by the Plumbing Code.

PART VII PLUMBING

Part VII, Plumbing Chapters 25 through 32 are hereby **deleted** in there entirety and the following substituted:

Sanitary drainage, water piping, plumbing fixtures and equipment, venting and accessories shall be designed, installed and maintained as required by the Plumbing Code.

PART VIII ELECTRICAL

E3801.4.1 Wall counter space is amended by **adding** the following exceptions to the end of the section:

Exception No. 1: A receptacle outlet shall be installed at each end of an island counter top where there is 12 or more inches of counter top.

Exception No. 2: A peninsular counter top shall have a receptacle outlet installed at its open end and on the wall where it connects to the wall counter top.

E3306.3 Minimum size of conductors is amended by **modifying** the first sentence to read:

The minimum size of conductors for feeders and branch circuits shall be #12 copper.

APPENDIX G SWIMMING POOLS, SPAS AND HOT TUBS

Appendix G Swimming Pools, Spas and Hot Tubs is hereby **deleted** in it's entirety and replaced with the following section:

Appendix G, Barrier Requirements. Swimming pools, spas and hot tubs shall have barriers as required by City Code Section 7-1-2.

BUILDING PERMIT FEES AND VALUATION

Plan Review Deposit. At the time of submitting plans, specifications or other data for plan review, a plan review deposit shall be collected as set forth in **Table 7-1-6 A**. deposit shall be deducted from the total fee due at the time the permit is issued.

Building Valuations. Valuations, for the purpose of calculating building permit fees, shall be determined by **Table 7-1-6 B, Part I or Part II**.

Building Permit Fees. Building permit fees based upon construction valuations are calculated in accordance with **Table 7-1-6 C**, the Valuation/Fee Schedule.

Building permit fees for individual items of construction shall be calculated in accordance with **Table 7-1-6 D, Unit Permit Fees**, when the fees are not based upon the construction valuation.

Plan Review Fees. The Plan Review Fee shall be **seventy-five percent (75%)** of the building permit fee.

Fee Refunds:

Building permit.

- Not more than 80 percent of the building permit fee paid when no work has been done under the permit.
- Not more than 70% of the building permit fee after foundation construction has commenced.
- Not more than 50% of the building permit fee after framing or above-grade wall construction has commenced.
- No building permit fee shall be refunded after the framing or above grade wall construction has been inspected and approved.

Plan Review.

- Not more than 80 percent of the plan review deposit when a permit application for which a plan review deposit was paid is canceled or withdrawn before any plan review is commenced.
- Not more than 20 percent of the plan review fee when a permit application is canceled or withdrawn after a plan review correction list has been completed.
- No plan review deposit or plan review fee shall be refunded after the permit application has been approved for issuance.

TABLE 7-1-6 A
PLAN REVIEW DEPOSIT

New Residences, Apartments, and Motels: *** **Deposit:**

Up to 1000 Sq. Ft.	\$ 150
1000 to 2500 Sq. Ft.	\$ 400
2500 to 5000 Sq. Ft.	\$ 600
Over 5000 Sq. Ft.	\$ 800

***For Condominium and Townhouse developments the deposit is based upon the floor area of each different building plan.

Garage and carports \$ 50

**Interior residential remodels,
sunrooms, patio covers and decks** \$ 30

New Commercial:

Up to 1000 Sq. Ft.	\$ 150
1000 to 3000 Sq. Ft.	\$ 400
3000 to 10,000 Sq. Ft.	\$ 700
10,000 to 20,000 Sq. Ft.	\$1200
over 20,000 Sq. Ft.	\$1800

Interior commercial remodels and tenant improvements \$ 30

Swimming Pools, Hot Tubs and Spas \$ 50

All Others \$ 30

TABLE 7-1-6 B
CONSTRUCTION VALUATIONS

(1)

PART I: NEW BUILDINGS AND STRUCTURES

The following costs per square foot for determination of building valuations include all architectural, structural, electrical, plumbing and mechanical work.

<u>Use</u>	<u>Type of Construction</u>	<u>\$ per Sq. Ft.</u>	<u>Use</u>	<u>Type of Construction</u>	<u>\$ per Sq. Ft.</u>
Apartments	I or II	\$69.40	Fire Stations	I or II-A	\$89.10
	V Wood Frame	49.00		II-B	54.90
	III or V Masonry	55.10		III-A	64.20
	Basement Garage	29.10		III-B	61.00
Auditoriums				V-A	57.40
	I or II-A	\$81.40		V-B	54.60
	II-B	54.90	Greenhouses	IV, V or Pre-Fab	\$11.00
	III-A	61.80			
	III-B	58.90	Homes For the Elderly	I or II-A	\$80.40
	V-A	56.60		II-B	61.40
Banks	V-B	53.90		III-A	67.40
	I or II-A	\$116.40		III-B	64.20
	II-B	79.70		V-A	64.00
	III-A	94.90		V-B	60.90
	III-B	90.50	Hospitals	I or II	\$127.70
	V-A	83.60		III	106.20
Bowling Alleys	V-B	79.60		IV or V	98.60
	II-A	\$38.90	Hotels / Motels	I or II	\$79.80
	II-B	37.10		III	68.90
	III-A	42.70		V-A	65.60
	III-B	40.70		V-B	60.10
	V-A.	39.00	Industrial Plants	I or II	\$44.20
Carports	V	\$11.00		III-A	33.30
Churches	I or II-A	\$76.80		III-B	31.80
	II-B	54.90		V (Tilt-up)	30.00
	III-A	61.70		V-A	28.60
	III-B	58.70		V-B	22.40
	V-A	56.10	Jails	I or II	\$124.80
	V-B	53.40		III	113.50
Convalescent Hospital	I or II	\$109.00		IV or V	81.60
	III	77.20	Libraries	I or II-A	\$91.40
	IV or V	70.00		II-B	60.70
Dwellings	IV or V	\$56.00		III-A	69.60
	Unfinished	40.00		III-B	66.20
	(No electrical, mechanical or plumbing fixtures)			V-A	62.40
				V-B	59.40

<u>Use</u>	<u>Type of Construction</u>	<u>\$ per Sq. Ft.</u>
Medical Offices	I or II-A	\$93.40
	II-B	66.20
	III-A	76.00
	III-B	72.50
	V-A	70.70
	V-B	66.90
Offices	I or II-A	\$83.60
	II-B	51.60
	III-A	59.60
	III-B	56.80
	V-A	55.20
	V-B	52.60
Patio roof, Deck and Balcony	V	\$11.00
Private Garages	V	\$13.00
Public Buildings	I or II-A	\$97.40
	II-B	69.50
	III-A	81.40
	III-B	77.70
	V-A	72.00
	V-B	68.90
Public Garages	I or II –A	\$38.40
	II-B	22.60
	III-A	27.10
	III-B	25.90
	V-A	22.50
Restaurants	III-A	\$72.60
	III-B	69.20
	V-A	64.30
	V-B	61.20

<u>Use</u>	<u>Type of Construction</u>	<u>\$ per Sq. Ft.</u>
Gazebos	V	\$11.00
Schools	I or II	\$87.40
	III-A	62.80
	III-B	59.50
	V-A	57.40
	V-B	54.40
Service Stations	I or II	\$51.80
	III	52.00
	IV or V	45.70
	Canopies	20.00
Stores	I or II-A	\$65.40
	II-B	38.60
	III-A	47.70
	III-B	45.40
	V-A	38.40
	V-B	36.00
Theaters	I or II	\$85.20
	III-A	61.80
	III-B	58.80
	V-A	55.70
	V-B	53.20
Warehouses	I or II-A	\$38.70
	III-A	26.30
	III-B	25.10
	V-A	22.90
	II or V-B	21.60

Note: (1) For shell-only buildings deduct ten percent (10%) from the valuation determined. A shell-only building is defined as a building in which the final electrical, mechanical, plumbing and interior wall installations are intended to be completed by a tenant. Warehouses, ministorage and industrial buildings shall not be construed to be shell-only buildings.

TABLE 7-1-6 B
CONSTRUCTION VALUATIONS

PART II: UNIT CONSTRUCTION VALUATIONS

The following costs for determination of the **construction valuation of individual items and building components** are exclusive of all other architectural, structural, electrical, mechanical and plumbing work unless otherwise specified. **All costs are per square foot unless noted otherwise.**

<u>Building Component/Item</u>	<u>Cost</u>
Retaining walls not supporting a building or roof structure ***	\$8.00
Roof structure and roofing material supported on existing foundation and walls ***	\$5.00
Interior and exterior walls or partitions including finish materials, door and windows:	
Wood or metal frame ***	\$35.00 per L.F.
Masonry, including footing ***	\$65.00 per L.F.
Stairs, wood or metal, including footings and supports *** (Concrete and masonry...see retaining walls)	\$ 8.00
Relocated buildings and structures	The valuation shall be twenty percent (20%) of the valuation of a new building of the same occupancy and type of construction
Commercial and residential remodeling, including all architectural, structural, electrical, mechanical and plumbing (no additional floor or roof area)	The valuation shall be twenty percent (20%) of the valuation of a new building of the same occupancy and type of construction
Minor commercial and residential remodeling and commercial tenant improvements for incidental architectural, electrical, mechanical and plumbing modifications (no structural or exterior work, no additional floor or roof area)	The valuation shall be ten percent (10%) of the valuation of a new building of the same occupancy and type of construction

***Add the appropriate Unit Permit Fee(s) for electrical, mechanical and plumbing work not included in the Building Component Valuation. Refer to Table 7-1-4 D.

TABLE 7-1-6 C

VALUATION/PERMIT FEE SCHEDULE

<u>TOTAL VALUATION</u>	<u>BUILDING PERMIT FEE</u> (1) (2)
\$1.00 to \$2,000.00	\$15.00 for the first \$500.00 + \$2.00 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 + \$9.00 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 + \$6.50 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 + \$4.50 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 + \$3.50 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00	\$2039.50 for the first \$500,000.00 + \$3.00 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 and up	\$3539.50 for the first \$1,000,000.00 + \$2.00 for each additional \$1,000.00 or fraction thereof

(1) The minimum Building Permit Fee is \$30.00.

(2) The Plan Check Fee shall be seventy-five percent (75%) of the Building Permit Fee.

(Table Amended - Ordinance 98-05)

TABLE 7-1-6 D
(1) (2)
UNIT PERMIT FEES

<u>Item</u>	<u>Building Permit Fee</u>	<u>Item</u>	<u>Building Permit Fee</u>
Electrical		over 15 hp; over 500,000 BTU/h	\$30.00 each
The following fees include all wiring, fixtures and outlets and service equipment in or on each building:		Air handlers, not part of a factory-assembled package unit, including ducts:	
Single and multifamily residences	\$0.035 / SF	Up to 10,000 CFM	\$ 9.00 each
Commercial buildings	\$0.03 / SF	over 10,000 CFM	\$11.00 each
Service Equipment;		Appliance vents not included in an appliance permit	\$ 4.50 each
up to 200 A	\$18.50 each	Evaporative cooler, including controls, no ducts or grilles	\$ 6.50 each
over 200 A to 1000 A	\$37.50 each	Ventilation fan connected to a single duct	\$ 4.50 each
over 1000 A	\$76.00 each	Commercial kitchen hoods, including ducts; no exhaust fans or make-up-air equipment	\$ 6.50
Receptacles, switches, lighting fixtures and outlets, including all related wiring, conduits and over current devices:		Residential range hoods, including ducts and fans	\$ 6.50
Up to 20	\$.75 each	Prefabricated metal fireplaces and wood stove installations	\$ 9.00
over 20	The permit fee shall be based upon the cost per SF above	Fee to issue mechanical permit	\$15.00 each
Appliances and motor-driven equipment outlets, including all wiring, conduit and over current devices:		Plumbing:	
Up to 1 hp or kw	\$ 3.00 each	Plumbing fixture or trap	\$ 6.00 each
over 1 hp or kw to 10 hp or kw	\$ 7.50 each	Building sewer	\$15.00 each
over 10 hp or kw to 50 hp or kw	\$15.00 each	Rainwater systems within the building roof drain	\$6.00 each
over 50 hp or kw to 100 hp or kw	\$30.00 each	Water heater	\$ 7.50 each
over 100 hp or kw	\$45.00 each	Water piping system	\$ 3.00 each
Signs, outline lighting and marquees, including all wiring, outlets, conduits and over current devices:		Backflow devices and atmospheric-vacuum breakers	\$ 7.50 each
One branch circuit	\$15.00	Gas piping system	
Each additional branch circuit	\$ 3.00	1 to 4 outlets	\$ 3.00
Fee to issue electrical permit	\$15.00 each	For each outlet over 4 add	\$.75 each
Mechanical:		Fee to issue plumbing permit:	\$15.00 each
Forced-air or gravity furnace unit heater, including ducts, vents and grilles:			
Up to 100,000 BTU/h	\$ 9.00 each		
over 100,000 BTU/h	\$11.00 each		
Refrigeration, cooling, absorption or evaporative cooling system, including controls and ducts	\$ 9.00 each		
Boilers and compressors:			
Up to 3 hp; up to 100,000 BTU/h	\$ 9.00 each		
over 3 hp to 15 hp; over 100,000 BTU/h to 500,000 BTU/h	\$16.00 each		

Item **Building Permit Fee**

Building:

Prefabricated wood or metal storage sheds and buildings supported on the ground or precast masonry or concrete pads; no electrical, mechanical or plumbing (Storage sheds and buildings supported on concrete footings shall be evaluated as garages in compliance with Tables 7-1-4 B and C.)	\$30.00 each
Masonry fireplaces	\$80.00 each
Fences	\$30.00 each
Awnings and canopies supported from the exterior walls of the building	\$30.00 each
Swimming pools, including all related electrical, plumbing and mechanical work and fences	\$100.00 each
Spas, hot tubs, fountains and above ground pools	\$80.00 each
Re-roofing or re-siding existing building; no structural work	\$30.00 each
Demolition of existing buildings	\$30.00 each
Manufactured Home	\$120.00 each
Mobile home rehabilitation fee	\$100.00 each
Factory Built Building	Table 7-1-6 E
Combined electrical, mechanical and plumbing permits for one-time installation of new HVAC or domestic water heating systems shall be as follows:	
1 subcontractor trade	\$30.00

Item **Building Permit Fee**

2 subcontractor trades	\$40.00
3 subcontractor trades	\$50.00
Inspections outside of normal business hours or requested for same business day	\$50.00 /hr*
Reinspection fees for work that was incomplete or not ready for inspection	\$50.00 /hr*
Inspections for which no fee is specifically indicated	\$50.00 /hr*
Additional plan review required by changes, additions or revisions to approved plans or required by incomplete plan or plan correction submittals, including all plan reviews beyond the first recheck.	\$50.00 /hr*
*Minimum charge shall be \$50.00 or the total hourly cost to the jurisdiction, whichever is greater.	
Tenant Occupancy Permits	\$30.00 each
Board of Appeals Application	\$250.00 each
Investigation fees for work commenced, underway or completed prior to issuance of a permit:	
	Equal to the building permit fee or \$100.00, whichever is greater

NOTES:

- (1) The minimum fee for any single permit shall be \$30.00. All fees include the Plan Review Fee
- (2) Construction valuations for work described in this table shall be the actual construction cost submitted by the applicant or as determined by the Building Official, whichever is greater

TABLE 7-1-6 E	
FACTORY BUILT BUILDING PERMIT FEES	
Valuation*	Permit and Plan Review Fee
\$1 to \$500	\$23.50
\$501 to \$2000	\$23.50 for the first \$500.00, plus \$3.05 for each additional \$100.00 or fraction thereof
\$2001 to \$25,000	\$69.25 for the first \$2000.00, plus \$14.00 for each additional \$1000.00 or fraction thereof
\$25,001 to \$50,000	\$391.00 for the first \$25,000.00, plus \$10.10 for each additional \$1000.00 or fraction thereof
\$50,001 to \$100,000	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00 or fraction thereof
\$100,001 to \$500,000	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1000.00 or fraction thereof
* The valuation shall be the total installation cost of the unit(s).	

Permitting of Wood Stoves and Similar Devices

- A. **Definitions.** For the purpose of this section, the terms listed shall be defined as follows. In the event that a definition set forth herein is unclear or raises a conflict, the applicable definitions set forth by the United States Environmental Protection Agency shall prevail in construing this section.
1. "Certified device" means a wood stove or fireplace insert which has been certified in accordance with minimum Phase II standards adopted by the United States Environmental Protection Agency. If it cannot be verified by the director of community development that a wood stove or fireplace insert has been certified, then it is deemed uncertified.
 2. "Cook stove" means a wood stove installed in the kitchen which is primarily designed for cooking and has a stove top and an oven, or a stove which is equipped with gas burners for cooking. Cook stoves are exempt from compliance with subsections B and C of this section.
 3. "Fireplace" means a hearth, fire chamber and chimney, and includes:
 - a. **Factory-Built Fireplace.** A fireplace composed of listed factory-built components assembled in accordance with the terms of listing to form the completed fireplace.
 - b. **Masonry Fireplace.** A hearth and fire chamber of solid masonry units such as bricks, stones, masonry units or reinforced concrete, provided with a suitable chimney.
 4. "Fireplace insert" means a factory-built, field-installed product consisting of a firebox assembly designed to be installed within or partially with the fire chamber of a fireplace, which uses the fireplace flue to vent the products of combustion.
 5. "Pellet stove" means a solid fuel burning appliance designed to heat the interior of a building. It is a forced draft heater with an automatic feed which supplies appropriately sized feed material of compressed wood pellets or other biomass material to the firebox.
 6. "Solid fueled burning appliance" means a chimney-connected device that burns solid fuel and which is designed for purposes of heating, cooking or both.
 7. "Stove kit" means a kit that may include a door, legs, flue pipe and collars, brackets, bolts and other hardware and instructions for assembling a wood heater with ordinary tools.

8. "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite matter.
 9. "Wood heater" means an enclosed wood burning appliance capable of and intended for space heating, domestic water heating or indoor cooking which has an air-to-fuel ratio of less than thirty-five to one in the low burn cycle. It also shall have a usable firebox volume less than twenty cubic feet weight, less than eight-hundred kilograms, and a minimum burn rate less than five kilograms per hour. Appliances that are described as factory-built fireplaces and are designed to accommodate doors or other accessories which would create the air-starved operating conditions of a wood heater are deemed to be wood heaters if they meet the criteria in the above definition with those accessories in place.
 10. "Wood stove" means, for purposes of compliance with subsections B and C of this section, a solid fuel burning appliance which may be a wood heater or pellet stove, or an appliance with doors or other items which cause a fireplace to function as a wood heater. Wood stoves do not include exempt fireplaces, barbecue devices, gas-fired fireplaces or cook stoves.
- B. General Standard. Commencing June 30, 1992, it is unlawful for any person to advertise, sell, offer to sell, install or replace any wood stove or fireplace insert in any structure within the city which is not a certified device. Wood heaters built from stove kits are subject to this standard. Fireplaces that have not been modified to create an air-starved operating condition are exempt from this standard.
- C. Installation.
1. Commencing June 30, 1992, no person shall install or replace a wood stove or fireplace insert with a certified device within the city without first obtaining a permit from the director of community development for such installation in accordance with the applicable provisions of the Uniform Building Code and Uniform Mechanical Code adopted by the city.
 2. Commencing June 30, 1992, installation or replacement of a wood stove or fireplace insert within the city shall comply with all written manufacturer's specifications. A wood stove or fireplace insert shall not be operated until after its inspection and approval, upon completion, by the director of community development or his designee.

Wood heaters built from stove kits are subject to the requirements of this subsection. Fireplaces that have not been modified to create an air-starved operating condition are exempt from the requirements of this subsection.

Manufactured Homes, Factory-built Buildings and Mobile Homes

A. Definitions

1. "Factory-built building" means a residential or nonresidential building (including a dwelling unit or habitable room) which is wholly or in substantial part manufactured at an offsite location to be assembled on-site, except that it does not include a manufactured home, recreational vehicle or mobile home as defined in this section.
2. "Manufactured home" means a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974, as implemented by the Arizona Office of Manufactured Housing pursuant to Arizona Revised Statutes Title 41, Chapter 16.
3. "Mobile Home" means a structure built prior to June 15, 1976 on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities, except it does not include recreational vehicles or factory-built buildings.
4. "Recreational vehicle" means a vehicle-type unit which is:
 - a. A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping.
 - b. A portable truck camper constructed to provide temporary living quarters for recreational, travel or camping use, and consisting of roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.
 - c. A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, and which has an area less than three hundred twenty (320) square feet when measured to the exterior of the unit. This definition includes fifth wheel trailers.
 - d. A motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

- e. A park trailer built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, except it does not include fifth wheel trailers. Area measurements shall be taken on the exterior of the unit.
- B. No building permit shall be issued for the installation or relocation of any manufactured home, factory-built building, mobile home, or park trailer occupied as a dwelling within the City unless such home or building can be proven to comply with the minimum construction or rehabilitation standards implemented by the Arizona Office of Manufactured Housing pursuant to ARS Title 41, Chapter 16.
- C. Mobile homes or park trailers occupied as dwellings that are installed or relocated and do not meet the minimum rehabilitation standards established by the Office of Manufactured Housing shall be removed from the City or be rehabilitated to meet at least the following requirements prior to being occupied:
 - 1. A smoke detector (which may be a single station alarm device) shall be installed on any wall in a hallway or any wall on the living area side of a space communicating with each bedroom area and the living area. When located in a hallway, the detector shall be between the return air intake and the living area. Each smoke detector shall be installed in accordance with its listing and the top of detector shall be located on a wall four inches (4") to twelve inches (12") below the ceiling. The detector may be battery powered or may be connected to an electrical outlet box by a permanent wiring method into a general electrical branch circuit without any switch between the over current protection device protecting the branch circuit and the detector.
 - 2. The walls and ceilings of each gas fired furnace and water heater compartment, including doors, shall be lined with five-sixteenth inch (5/16") gypsum board, unless the door opens to the exterior of the unit in which case the door may be all metal construction.
 - 3. Each room designed expressly for sleeping purposes, unless it has an exterior exit door, shall have at least one egress window or approved exit device with a minimum clear dimension of twenty-two inches (22") and a minimum clear opening of five (5) square feet. The bottom of the exit shall not be more than thirty-six inches (36") above the floor.
 - 4. All electrical systems shall be tested for continuity to assure that metallic parts are properly bonded, tested for operation to demonstrate that all equipment is connected and in working order, and given a polarity check

to determine that connections are proper. The electrical system shall be properly protected for the required amperage load. If the unit wiring is of aluminum conductors, all receptacles and switches directly connected to the aluminum conductors shall be marked "CO/ALR". Exterior receptacles other than heat tape receptacles shall be of the ground fault circuit interrupter ("GFI") type. Conductors of dissimilar metals must be connected in accordance with NEC Section 110-14.

5. All unit's gas piping shall be tested with the appliance valves removed from the piping system and the piping capped at those areas. The piping system shall withstand a pressure of at least six inch (6") mercury or three pounds per square inch (3 psi) gauge for a period of not less than ten (10) minutes without showing any drop in pressure. After the appliance connections are reinstalled, the connections shall be tested for leakage **with soapy water or bubble solution. (Subsection C Amended - Ordinance 98-05).**
 6. All gas appliances shall be vented in accordance with the Mechanical Code.
- D. Any manufactured home, factory-built building, mobile home or park trailer installed, relocated or occupied in violation of this section shall be vacated and may have its service equipment disconnected by order of the Building Official. Written notice of service equipment disconnection shall be given the serving utility, the owner and the occupant of the building or home at least twenty-four (24) hours prior to the time of disconnection.

UNIFORM PLUMBING CODE, 1994 Edition

- Including appendix chapters:

Appendix A – Sizing Water Supply Systems

Appendix B – Combination Waste and Vent Systems

Appendix D – Rainwater Systems

Appendix E – Mobile Home and RV Parks

Appendix F – Medical Gas Piping

Appendix H – Commercial Kitchen Grease Interceptors

AMENDMENTS TO UNIFORM PLUMBING CODE

CHAPTER 1 ADMINISTRATION

103.4.1 Permit Fees is amended by deleting the sentence in its entirety and substituting the following:

Fees shall be assessed in accordance with City Code Section 7-1-6.

Table 1-1 Plumbing Permit Fees is amended by **deletion** in its entirety.

CHAPTER 3 GENERAL REGULATIONS

305.3 is **deleted** in its entirety

311.6 is **deleted** in its entirety and the following paragraph substituted:

311.6 Where mixing of dissimilar metals occur, an approved type of dielectric fitting or device shall be provided in an exposed or accessible location, as required by the Building Official.

CHAPTER 4 PLUMBING FIXTURES

Chapter 4 Plumbing fixtures is hereby amended by **adopting the following section**

414.0 - Standards for Low Flow Plumbing Fixtures

The purpose of this section is to establish maximum rates of flow for plumbing fixtures and to regulate the use of water conditioners and evaporative cooling systems in order to conserve water and reduce waste water flows as required by ARS 45-312 and 45-313. The provisions of this chapter shall apply to the installation of plumbing fixtures, water conditioners and evaporative cooling systems in all new buildings and additions to existing buildings, and to the

replacement of plumbing fixtures, water conditioners and evaporative cooling systems.

EXCEPTION: Special purpose plumbing fixtures involving safety are exempt from flow rate limitations upon obtaining a waiver pursuant to ARS 45-315 C.

- (a) *Water closets - Water closets shall be designed, manufactured and installed so as to provide an average flush not to exceed 1.6 gallons of water.*
- (b) *Urinals - Urinals shall be designed, manufactured and installed so as to provide an average flush not to exceed 1.0 gallons of water.*
- (c) *Shower heads - Shower heads shall be designed, manufactured and installed, or shall be equipped with flow control devices so as not to exceed a water flow rate of 3.0 gallons per minute at eighty pounds per square inch (80 psi) operating pressure.*
- (d) *Residential Faucets - All lavatory faucets and residential kitchen and bar sink faucets shall be designed, manufactured and installed, or shall be equipped with flow control devices or aerators so as not to exceed a water flow rate of 3.0 gallons per minute at eighty pounds per square inch (80 psi) operating pressure.*
- (e) *Commercial and Public Faucets shall be equipped with a mechanism that causes the faucet to close automatically after delivering no more than one-fourth gallon of water or shall be designed to deliver no more than average of one-half gallon of water per minute at a pressure of eighty (80) psi.*
- (f) *Water conditioning systems - Point of use water conditioning systems, including water softening, reverse osmosis and other types of filtration devices, shall be equipped with an automatic shutoff valve to prevent continuous flow when not in use.*

EXCEPTION: Water conditioning systems which are part of an industrial or manufacturing process.

- (g) *Evaporative cooling systems and decorative fountains - A recirculating water pump shall be installed as a part of all new or replacement evaporative cooler units.*

CHAPTER 5 WATER HEATERS

510.1 Protection from damage is hereby amended by **addition of the following** sentences to the end of the section:

Water heaters located in garages or in enclosures opening into the garage shall have the required combustion air located at the water heater platform. The combustion air shall be taken from and discharged to the exterior of the garage.

CHAPTER 7 SANITARY DRAINAGE

701.1.2 Materials is hereby **amended to read:**

ABS and PVC installations shall be limited to structures not more than three stories in height and where the waste discharge is domestic sewage as defined in 202 D. Penetrations of fire-resistive assemblies shall be in accordance with the City Building Code.

712.1 Testing media is amended by the addition of the following sentence at the end of the section:

Underslab testing of the drainage and vent system shall be done using the air test as described in 712.3

CHAPTER 8 INDIRECT AND SPECIAL WASTES

807.4 Domestic dishwashers is hereby **amended to read:**

The discharge line of a domestic dishwasher may be directly connected to the tailpiece of the sink strainer with a slip tee, or into the waste boss of a disposal unit installed in the sink. The high point of the discharge line shall be installed as high as possible, but not lower than two inches (2") below the flood rim of the sink. When required by the dishwasher manufacturer's installation instructions, listed airgap devices shall be installed with the flood level marking at or above the flood level of the sink or drainboard, whichever is higher.

CHAPTER 10 TRAPS

1011.1 Grease traps is hereby **amended to read:**

Grease traps shall only be installed when it is impractical to install a grease interceptor and where the grease trap is approved for use by the City Office of Wastewater Management and the County Health Department. Grease trap

maintenance shall be performed on a weekly basis by the property owner or tenant. A grease trap is not required for individual dwelling units or for any private living quarters.

1011.2 Grease traps is hereby **amended to read:**

No grease trap shall be installed which has an approved rate of flow of less than twenty (20) gallons per minute.

1011.4 Grease traps is hereby **amended to read:**

Grease traps shall be sized in accordance with the following formula:

Number of Fixture Units x 7.5 GPM x 1.5 min. retention time = gallon capacity of grease trap

The total capacity in gallons of all fixtures discharging into any grease trap shall not exceed two and one half (2-1/2) times the certified GPM flow rate of the grease trap as per Table 7-2.

Any grease trap installed with the inlet more than four feet (4') lower in elevation than the outlet of any fixture discharging into such grease trap shall have an approved rate of flow which is not less than fifty percent (50%) greater than that given in Table 7-2. Not more than two (2) separate fixtures shall be connected to or discharged into any one (1) grease trap.

For the purpose of this section, the term "fixture" shall mean and include each plumbing fixture, appliance, apparatus or other equipment required to be connected to or discharged into a grease trap by any provision of this section.

1012.0 Grease interceptors for Commercial Kitchens is hereby **deleted** in its entirety and **the following substituted:**

1012.0 Grease Interceptors for Commercial Kitchens. When, in the judgment of the City Office of Wastewater Management, waste pretreatment is required, an approved type grease interceptor complying with the provisions of this section shall be installed on the waste line leading from sinks, drains, and other fixtures or equipment in establishments such as restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotel, hospital, sanitarium, factory or school kitchens, or other establishments where grease may be introduced into the drainage or sewage system in quantities that could result line stoppage or hinder sewage treatment or private sewage disposal. A grease interceptor is not required for individual dwelling units or for any private living quarters.

All grease interceptors shall be located outside the building and within thirty feet (30') of the fixtures being served unless otherwise approved. All interceptors

shall be accessible for maintenance and inspection. The property owner or building tenant shall be responsible for regular maintenance of the interceptor.

Grease interceptors shall be concrete and of a single, monolithic pour or other listed material as approved by the Building Official. Interceptors shall have at least two (2) compartments, the smallest of which shall have at least one third (1/3) the capacity of the entire interceptor. Grease interceptors shall be sized in accordance with Appendix H or other sizing criteria when approved by the Office of Wastewater Management.

Grease interceptors shall have a minimum capacity of 1000 gallons and shall have a 4" inspection tee installed in the waste line on the outlet side of the interceptor.

CHAPTER 12 FUEL GAS PIPING

1211.6 Installation of gas piping is amended by **adding the following sentence:**

Underground ferrous gas piping shall be electrically isolated from the rest of the gas system with listed or approved isolation fittings installed a minimum six (6) inches above grade.

1211.9 Installation of gas piping is hereby **amended to read:**

Gas piping shall be equipped with separate shut-off valves located at each building and so arranged that the gas supply can be turned on or off to any individual or separate building. Such shut-off shall be placed on the riser located outside the building it supplies and shall be readily accessible at all times.

THE NATIONAL ELECTRICAL CODE, 1999 Edition

AMENDMENTS TO THE NATIONAL ELECTRICAL CODE

CHAPTER 1 GENERAL

Article 110-8, Wiring Methods, is hereby amended by **addition** of the following paragraphs to the end of the article:

Wiring in relocated buildings or in existing structures when deemed inadequate or unsafe by the administrative authority shall be made to comply with the following requirements:

- a. Service equipment shall conform to Article 230.*
- b. Additions to or alterations of existing wiring shall be made in compliance with all provisions of this code.*
- c. Each room in a dwelling unit shall be provided with receptacles in accordance with Article 210-52 and with lighting outlets in accordance with Article 210-70.*
- d. All kitchens in a dwelling unit shall be provided with small appliance branch circuits in accordance with Article 210-52 (b) (2).*
- e. Ground-fault circuit interrupter protection shall be installed in accordance with Article 210-8.*

CHAPTER 2 WIRING AND PROTECTION

Article 210-52 (c) (1) Counter Tops is amended by **adding** the following exceptions to the end of the section:

Exception No. 1: A receptacle outlet shall be installed at each end of an island counter top where there is 12 or more inches of counter top.

Exception No. 2: A peninsular counter top shall have a receptacle outlet installed at its open end and on the wall where it connects to the wall counter top.

CHAPTER 3 WIRING METHODS AND MATERIALS

Article 305, Temporary Wiring, Section 305-3 (a) is hereby amended by the **addition** of the following sentence to the end of the subsection:

Temporary electrical power approved for construction purposes shall not be used for any other purposes, including unauthorized building occupancy pursuant to the International Building Code.

Article 310-5, Minimum Size of Conductors, is hereby modified by **amending** the first paragraph to read:

Minimum size of conductors shall be as given in Table 310-5, except that the minimum conductor size in all buildings shall be number 12 AWG copper.

Article 336-4, Uses Permitted is hereby amended to read:

Type NM, NMC and NMS cable shall be permitted to be used only in the branch circuits of Group R-3 dwelling units, within individual dwelling units and guest rooms of Group R-1, R-2 and R-4 Occupancies and in Group U Occupancies not exceeding three (3) stories in height, as defined in the International Building Code. Each branch circuit shall only serve one (1) dwelling unit or guest room and shall originate in a panel located on or within that dwelling unit or in a junction box located in the guest room. Such panels and junction boxes shall serve only that dwelling unit or guest room. Type NM, NMC and NMS cables shall not extend beyond that dwelling unit or guest room.

THE INTERNATIONAL MECHANICAL CODE, 2000 Edition

AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE

CHAPTER 1 ADMINISTRATION

106.5.2 Fee schedule and **106.5.3 Fee refunds** are amended by deletion in their entirety and inserting the following:

Fees and refunds shall be assessed in accordance with City Code Section 7-1-6.

109 Means of Appeal is amended by deletion in its entirety and **substituting** the following:

Appeals of decisions made by the code official shall be to the Board of Appeals as established in the International Building Code.

CHAPTER 3 GENERAL REGULATIONS

304.3 Elevation of ignition source is amended by **adding** the following exception to the section:

Exception: Clothes dryers located in private garages.

306.5 Roof mounted equipment is amended by **adding** the following paragraph to the end of the section:

Permanent access ladders shall be no less than 14 inches wide, have rung spacing no more than 14 inches on center, have a minimum toe space of at least 6 inches deep and have side railings on both sides that extend at least 30 inches above the scuttle opening, parapet or roof. Exterior access ladders may terminate 8 feet above grade.

CHAPTER 7 COMBUSTION AIR

701.5 Prohibited sources is hereby amended by **addition** of the following sentence to the end of the paragraph:

When the fuel-burning equipment is located in the garage or in an enclosure which opens into the garage, the required combustion air shall be located at the equipment platform and shall be taken from and discharged to the exterior of the garage.

**THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
BUILDINGS, 1994 Edition**

AMENDMENTS

. **601 General** is hereby amended by **adding** 601.7 to read:

***601.7 Appeals.** The decision of the Hearing Examiners may be appealed to the City Council.*

801.1 Procedure and **802.1 General**, and Chapter 9, **Section 901 Account of expense** are hereby amended by **deleting** "*Director of Public Works*" wherever that term appears and **substituting** "*Director of Community Development*" in its place.

THE UNIFORM SWIMMING POOL AND HOT TUB CODE, 1994 Edition

AMENDMENTS

1.11 Fees is **modified** to read:

Fees shall be assessed in accordance with City Code Section 7-1-6.

(Rev. 98-05)